

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Lowell

State: MA

PJ's Total HOME Allocation Received: \$17,237,156

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	19		
Program Progress:							
% of Funds Committed	99.23 %	93.09 %	3	92.82 %	95	93	
% of Funds Disbursed	90.39 %	86.95 %	7	82.38 %	81	79	
Leveraging Ratio for Rental Activities	1.79	7.64	18	4.55	23	26	
% of Completed Rental Disbursements to All Rental Commitments***	80.88 %	86.53 %	13	80.69 %	34	28	
% of Completed CHDO Disbursements to All CHDO Reservations***	73.69 %	71.66 %	9	67.01 %	56	53	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.99 %	80.76 %	6	79.23 %	66	61	
% of 0-30% AMI Renters to All Renters***	60.57 %	48.82 %	5	44.47 %	84	79	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	90.24 %	95.50 %	16	93.93 %	20	18	
Overall Ranking:				In State:	11 / 19	Nationally:	53 53
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$25,489	\$24,640		\$24,984	246 Units	21.80 %	
Homebuyer Unit	\$8,914	\$15,672		\$14,192	760 Units	67.50 %	
Homeowner-Rehab Unit	\$21,957	\$14,629		\$20,036	79 Units	7.00 %	
TBRA Unit	\$2,551	\$3,766		\$3,164	41 Units	3.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lowell MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$52,251	\$81,504	\$25,556
State:*	\$135,022	\$95,362	\$22,537
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	50.4	51.5	57.1	63.4
Black/African American:	7.4	9.9	15.6	7.3
Asian:	4.1	3.0	7.8	9.8
American Indian/Alaska Native:	0.0	2.9	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	2.4
Asian/Pacific Islander:	2.9	8.9	6.5	0.0

ETHNICITY:

Hispanic	34.7	23.4	13.0	17.1
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HOUSEHOLD SIZE:

1 Person:	39.7	20.7	16.9	39.0
2 Persons:	22.3	14.4	19.5	12.2
3 Persons:	18.6	22.6	19.5	17.1
4 Persons:	7.0	19.9	24.7	14.6
5 Persons:	7.4	14.0	11.7	12.2
6 Persons:	3.3	5.3	6.5	2.4
7 Persons:	1.2	2.1	0.0	2.4
8 or more Persons:	0.4	0.9	1.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	36.8	26.0	18.2	22.0
Elderly:	12.0	3.4	22.1	22.0
Related/Single Parent:	39.3	24.5	19.5	39.0
Related/Two Parent:	8.7	42.5	39.0	14.6
Other:	3.3	3.6	1.3	2.4

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	33.5	3.3 [#]
HOME TBRA:	5.0	
Other:	31.4	
No Assistance:	30.2	

of Section 504 Compliant Units / Completed Units Since 2001 26

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lowell State: MA Group Rank: 53
 (Percentile)
 State Rank: 11 / 19 PJs Overall Rank: 53
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	80.88	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	73.69	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.99	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	90.24	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.5	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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